

MINUTES

REGULAR COUNCIL MEETING
OF
FEBRUARY 23, 2015
5:30 P.M.

THE DALLES CITY HALL
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Mayor Steve Lawrence

COUNCIL PRESENT: Dan Spatz, Tim McGlothlin, Linda Miller, Russ Brown, Taner Elliott

COUNCIL ABSENT: None

STAFF PRESENT: City Manager Nolan Young, City Attorney Gene Parker, City Clerk Julie Krueger, Administrative Fellow Daniel Hunter, Public Works Director Dave Anderson, Planning Director Dick Gassman, Finance Director Kate Mast, Police Captain Steve Baska

CALL TO ORDER

Mayor Lawrence called the meeting to order at 5:30 p.m.

ROLL CALL

Roll call was conducted by City Clerk Krueger; all Councilors present.

PLEDGE OF ALLEGIANCE

Mayor Lawrence invited the audience to join in the Pledge of Allegiance.

APPROVAL OF AGENDA

Contract Review Board Action Item 11, A, was removed from the agenda because staff was still working on gathering information regarding the contract.

It was moved by Miller and seconded by McGlothlin to approve the agenda as amended. The motion carried unanimously.

PRESENTATIONS/PROCLAMATIONS

Presentation Regarding Regional Solutions Program and Attainable Housing Development Fund

Kate Sinner, representing Governor Brown's Office and Amanda Hoey, representing Mid Columbia Economic Development District (MCEDD), provided a PowerPoint presentation, summarizing the Regional Solutions Program and the Attainable Housing Development Fund.

Items reviewed included why the program was created, a map showing the established regions, who the participants were, team members and committee members, and the priorities for the North Central Region.

There was an overview of the Development Fund. It was noted there would be \$2 million available in February, the fund was designed to provide loans to address pre-construction, rehabilitation, and loan guarantees for housing stock, with the goal of providing opportunities for people to live where they work and to support middle market (80 to 120%) median family income. It was explained that projects must be located in the North Central Region, result in property assets through housing development, be supported by a City or County, and have significant financial leverage. Ms. Hoey said applications would be reviewed by the Regional Solutions Housing Subcommittee and MCEDD Loan Board. She said the projects would be at least \$250,000 per project.

Councilor Elliott asked if a rehabilitation project could be bundled, in order to meet the minimum \$250,000 per project. Hoey said that was correct. She said the policies and procedures had been established and they would begin accepting applications next week. In response to a question, she said the loans were expected to have a duration of less than five years, to allow for more projects to be funded.

Councilor Spatz asked if the rehabilitation program included vertical housing. Hoey said it would include vertical housing.

Ms. Sinner said the City Manager had sent copies of the policies and procedures to local developers, so they should already be aware of the program.

Spatz expressed thanks for working so quickly to put the program together and make attainable housing a reality.

AUDIENCE PARTICIPATION

Bob McNary, 1525 East Ninth Street, The Dalles, asked about the Fort Dalles Museum status, saying the City Council was planning to remove all paid employees. He said the Mayor had spoken at the last Commission meeting and he thought the City Council no longer wanted to have paid positions.

Mayor Lawrence said the City Council had nothing to do with a decision regarding Museum employees. He said the County Commission had oversight of the Museum and the Commission. Lawrence said the City had representation on the Commission and provided funding to the Museum, but was not involved in the day to day operations. He said he had expressed concern about the lack of bylaws and that the Museum may need some re-organization and that if no changes were made, he would ask the Budget Committee to review the City's funding of the Museum.

Chip Wood, 415 West 15th Street, The Dalles, said he was representing Habitat for Humanity and asked if the City would be refunding money that had been paid into an improvement fund since they were now cancelling delayed development and non remonstrance agreements.

City Manager Young said there was no plan to refund payments that were made for future improvements. He said there were three or four properties that had made pre-payments. Planning Director Gassman said there were approximately 10 properties, with various types of improvements, such as water, wastewater, and streets.

Mayor Lawrence asked for a report regarding the number, amounts and types of pre-payments that had been collected.

Mr. Wood said Habitat for Humanity had paid \$18,565 and wanted to have that money returned to them. City Manager Young said a written request would be needed to consider any refund.

Following discussion, Mr. Wood was asked to submit a written request for the refund to the City Manager.

CITY MANAGER REPORT

City Manager Young said several funding requests would be coming to the Council for consideration in the near future, including YouthThink, Youth Empowerment Housing, Fort Dalles Fourth, Main Street Program, the Senior Center, and Veteran's Memorial Committee.

CITY ATTORNEY REPORT

City Attorney Parker said he had missed the government law seminar last week due to medical issues. He said the Planning Commission would be forwarding their recommendation to Council for medical marijuana regulations, at the March 23 meeting.

CITY COUNCIL REPORTS

Councilor Brown reported his attendance at the Traffic Safety Commission meeting.

Councilor Spatz said he had attended a Columbia Gorge Consortium meeting where discussion continued regarding the "One Gorge" concept. He recommended the City take no position at this time, saying much more information was needed.

Councilor McGlothlin said he attended the Airport Board meeting on February 20, noting they had learned the flex space needed for Life Flight would be reduced; a discussion was held regarding hosting a Fly-In this summer, as a fund raiser for future construction of a fire department on the Airport property, and said the golf course was still making progress.

McGlothlin said he had been working with staff to relocate a public yard sale sign from the St. Vincent de Paul site to West 10th and Trevitt Streets.

Councilor Elliott said the next QLife meeting was scheduled for February 26.

Councilor Miller said she attended the recent Urban Renewal Advisory Committee meeting regarding purchase of the Elks Club building. She said this would be discussed by the Agency at tonight's meeting.

Mayor Lawrence said he had attended the Gorge Commission meeting, History After Hours meeting, a Board member orientation with MCEDD, Business After Hours at Nichols Glass, and had been appointed as a member of the NORCOR Budget Committee.

Adoption of 2015-16 City Council Goals

Councilor Spatz questioned why Goal B, 3, would be to start with the Library with use of renewable energy. City Manager Young said he thought the change would be solar and said the Library had the oldest system and that it was near failure.

Spatz asked for clarification of B, 4 reviewing the City's involvement in the Library Service District. Young said the goal was simply to review the current agreement with Wasco County.

Spatz asked for clarification of Goal C, 5, Chamber partnership regarding tourism. City Manager Young said it was the annual review of the agreement.

It was moved by Elliott and seconded McGlothlin to adopt the 2015-16 City Council goals as presented. The motion carried unanimously.

CONSENT AGENDA

It was moved by Miller and seconded by Brown to approve the Consent Agenda as presented. The motion carried unanimously.

Items approved by Consent Agenda were: 1) approval of February 9, 2015 regular City Council meeting minutes; and 2) approval of February 2, 2015 Goal Setting meeting minutes.

ACTION ITEMS

Special Ordinance No. 15-564 Releasing Real Properties Located at 1905, 1915, 1925, 1935, and 1945 East 19th Street From the Obligations Set Forth in an Improvement Agreement Included as Part of the Adoption of Special Ordinance No. 93-417

City Attorney Parker reviewed the staff report. He explained this had been requested by the title company to show that the conditions of the ordinance had been met and to provide a clear title for the new owner.

City Clerk Krueger read Special Ordinance No. 15-564 by title.

It was moved by Spatz and seconded by Miller to adopt Special Ordinance No. 15-564 releasing real properties located at 1905, 1915, 1925, 1935, and 1945 East 19th Street from the obligations set forth in an Improvement Agreement included as part of the adoption of Special Ordinance No. 93-417, by title. The motion carried unanimously.

General Ordinance No. 15-1338 Amending General Ordinance No. 99-1234 Authorizing the Removal of Dead or Dangerous Trees on Private Property, and Declaring an Emergency

City Attorney Parker reviewed the staff report.

City Clerk Krueger read General Ordinance No. 15-1338 by title.

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It was moved by McGlothlin and seconded by Miller to adopt General Ordinance No. 15-1338 authorizing removal of dead or dangerous trees on private property and declaring an emergency, by title. The motion carried unanimously.

Resolution No. 15-012 Adopting a Supplemental Budget for Fiscal Year 2014-15, Making Appropriations and Authorizing Expenditures From and Within the Special Grants Fund of the City of The Dalles Adopted Budget

Finance Director Mast reviewed the staff report.

It was moved by Spatz and seconded by McGlothlin to adopt Resolution No. 15-012 adopting a supplemental budget for fiscal year 2014-15, making appropriations and authorizing expenditures from and within the Special Grants Fund of the adopted budget. The motion carried unanimously.

ADJOURNMENT

Being no further business, the meeting adjourned at 6:43 p.m.

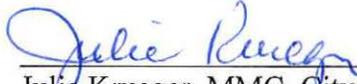
Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:



Stephen E. Lawrence, Mayor

ATTEST:



Julie Krueger, MMC, City Clerk